

# Design Adjustment Application



**DEVELOPMENT  
SERVICES  
DEPARTMENT**

The purpose of this request is to seek a Design Adjustment from the Development Services Director, or designee, for a specific project only and, if granted, may be approved with special conditions and provisions. This application and all further action shall be consistent with Section 10.2.18 in the Unified Development Ordinance (UDO). The consideration and decision of this request shall be based solely on the conformance of the findings, as outlined in Sec. 8.3.6, Sec. 8.4.1.E and Sec. 8.5.1.G of the UDO or the Raleigh Street Design Manual.

<b>PROJECT</b>	<b>Project Name</b> NorthRidge Bent Pine Subdivision		
	<b>Case Number</b> S-92-2017		
	<b>Transaction Number</b> 540029		
<b>OWNER</b>	<b>Name</b> Tim Thompson, Raleigh Custom Homes		
	<b>Address</b> 6736 Falls of Neuse Rd., Suite 300		<b>City</b> Raleigh
	<b>State</b> NC	<b>Zip Code</b> 27615	<b>Phone</b> 919 395-1529
<b>CONTACT</b>	<b>Name</b> Alison Pockat		<b>Firm</b> Alison A Pockat, ASLA
	<b>Address</b> 106 Steep Bank Dr.		<b>City</b> Cary
	<b>State</b> NC	<b>Zip Code</b> 27518	<b>Phone</b> 919 363-4415
<b>REQUEST</b>	I am seeking a Design Adjustment from the requirements set forth in the following:		
	<input checked="" type="checkbox"/> <a href="#">UDO Art. 8.3 Blocks, Lots, Access</a>	- See page 2 for findings	
	<input type="checkbox"/> <a href="#">UDO Art. 8.4 New Streets</a>	- See page 3 for findings	
	<input type="checkbox"/> <a href="#">UDO Art. 8.5 Existing Streets</a>	- See page 4 for findings	
	<input type="checkbox"/> <a href="#">Raleigh Street Design Manual</a>	- See page 5 for findings	
	<b>Provide details about the request; (please attach a memorandum if additional space is needed):</b>		
The site is on an existing cul-de-sac which in turn leads to an street, Hunting Ridge which extends around a part of the golf course. The site itself backs up to the west to two developed lots and to the south to the golf course. Any road attempting to reduce the block length would be terminated by these previously developed properties. Thus it is not possible to provide for the allowable block length of 5,000 LF.			

It is the responsibility of the applicant to provide all pertinent information needed for the consideration of this request. Applicant must be the Property Owner.

By signing this document, I hereby acknowledge the information on this application is, to my knowledge, accurate.

  
Owner/Owner's Representative Signature

4-3-18  
Date

CHECKLIST	
Signed Design Adjustment Application	<input checked="" type="checkbox"/> Included
Page(s) addressing required findings	<input checked="" type="checkbox"/> Included
Plan(s) and support documentation	<input checked="" type="checkbox"/> Included
Notary page (page 6) filled out; Must be signed by property owner	<input checked="" type="checkbox"/> Included
First Class stamped and addressed envelopes with completed notification letter	<input checked="" type="checkbox"/> Included

Submit all documentation, with the exception of the required addressed envelopes and letters to  
[designadjustments@raleighnc.gov](mailto:designadjustments@raleighnc.gov).

**Deliver the addressed envelopes and letters to:**  
Development Services, Development Engineering  
One Exchange Plaza, Suite 500  
Raleigh NC, 27601

<b>For Office Use Only</b>	<b>RECEIVED DATE:</b>	<b>DA -</b>	<b>-</b>
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# Individual Acknowledgement



DEVELOPMENT  
SERVICES  
DEPARTMENT

STATE OF NORTH CAROLINA

INDIVIDUAL

COUNTY OF Wake

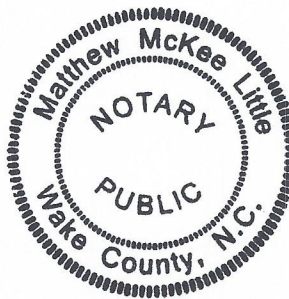
I, Matthew McKee Little, a Notary Public do hereby certify that  
Timothy W. Thompson personally appeared before me this day and  
acknowledged the due execution of the forgoing instrument.

This the 3<sup>rd</sup> day of April, 2018.

(SEAL)

Notary Public Matthew McKee Little

My Commission Expires: 5-5-22





## Article 8.3, Blocks, Lots, Access

### Administrative Design Adjustment Findings



DEVELOPMENT  
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DEPARTMENT

The Development Services Director may in accordance with *Sec. 10.2.18*. approve a design adjustment, subject to all of the following findings. Describe how each item is met:

A. The requested design adjustment meets the intent of this Article;  
**The intent of Article 8.3 is to provide for connectivity and to encourage walking. This site is a lot in an established existing subdivision that is defined by the golf course. Adding a cut through the site would not add to pedestrian access because of existing developed properties.**

B. The requested design adjustment conforms with the Comprehensive Plan and adopted City plans;  
**The site is located in an area identified as low density residential, currently and in the future. This design adjustment is in keeping with that definition as completed it will maintain a density of 2.61 units per acre.**

C. The requested design adjustment does not increase congestion or compromise Safety;  
**The proposed subdivision add one additional lot and driveway onto an existing cul-de-sac. Very little additional traffic is anticipated from this additional lot.**

D. The requested design adjustment does not create any lots without direct street Frontage;  
**Both lots have direct frontage onto the existing cul-de-sac.**

E. The requested design adjustment is deemed reasonable due to one or more of the following:

1. Topographic changes are too steep;
2. The presence of existing buildings, stream and other natural features;
3. Site layout of developed properties;
4. Adjoining uses or their vehicles are incompatible;
5. Strict compliance would pose a safety hazard; or
6. Does not conflict with an approved or built roadway construction project
7. adjacent to or in the vicinity of the site.

**The requested design adjustment is reasonable because of two existing lots and houses to the west and an existing golf course to the south. Both features prevent any additional linkages from being created.**

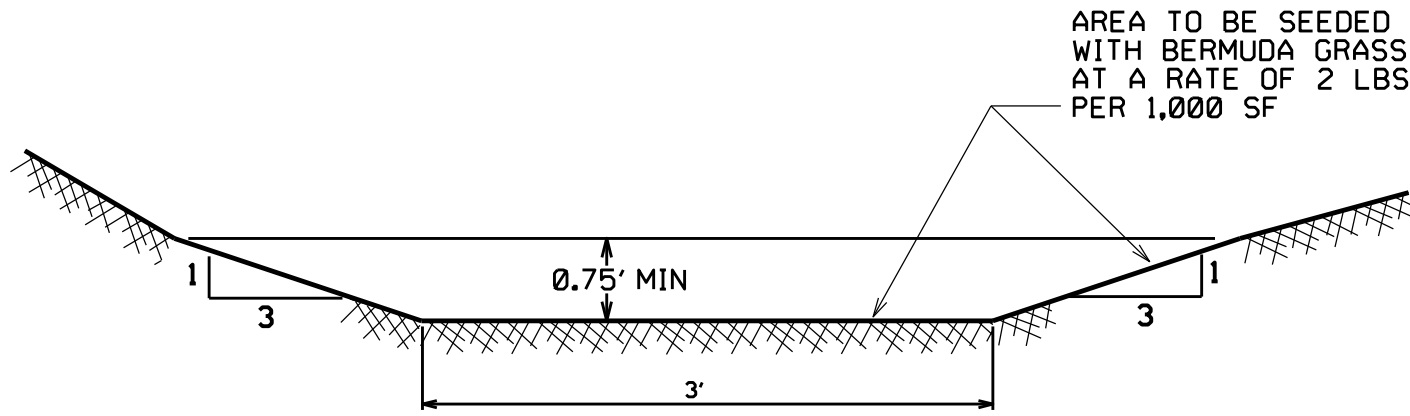
SITE DATA:

PIN NUMBER - 1717352660  
ADDRESS: 6901 BENT PINE PL., RALEIGH  
TOTAL ACREAGE - 33,429 SF - 0.767 AC  
AREA OF RIGHT OF WAY DEDICATION - 0  
LOT 1 - 16,106.2 SF - 0.37 AC  
LOT 2 - 17,325.5 SF - 0.40 AC  
PROPOSED UNITS / ACRE DENSITY = 2.61  
EXISTING IMPERVIOUS AREA - 9,366 SF - 0.215 AC  
HOUSE, SHED, POOL HOUSE - 3,153 SF  
DRIVE - 1,094 SF, POOL - 864  
WALKS, PATIO, POOL DECK - 4,255 SF  
THESE STRUCTURES ARE TO BE DEMOLISHED  
PRIOR TO SUBDIVISION OF LOT  
ZONING - R-4  
CITIZENS ADVISORY COUNCIL -  
NORTH CAC

CURVE TABLE

CURVE	CHORD BRG	CHORD	RADIUS	ARC	DELTA
C1	S-54-31-57E	54.72	49.86	57.93	66-34-01
C2	N42-46-34E	75.72	49.86	85.99	98-48-59

OFF-SITE STORMWATER - FROM GOLF COURSE  
OFF-SITE DRAINAGE AREA = 2.96 ACRES  
C=0.25, I10=4.3, I100=6  
Q10 = 3.18 CFS, Q100 = 4.44 CFS  
PROPOSED STORMWATER GRASSED SWALE  
VELOCITY IN SWALE - V10=0.81, V100=1.12



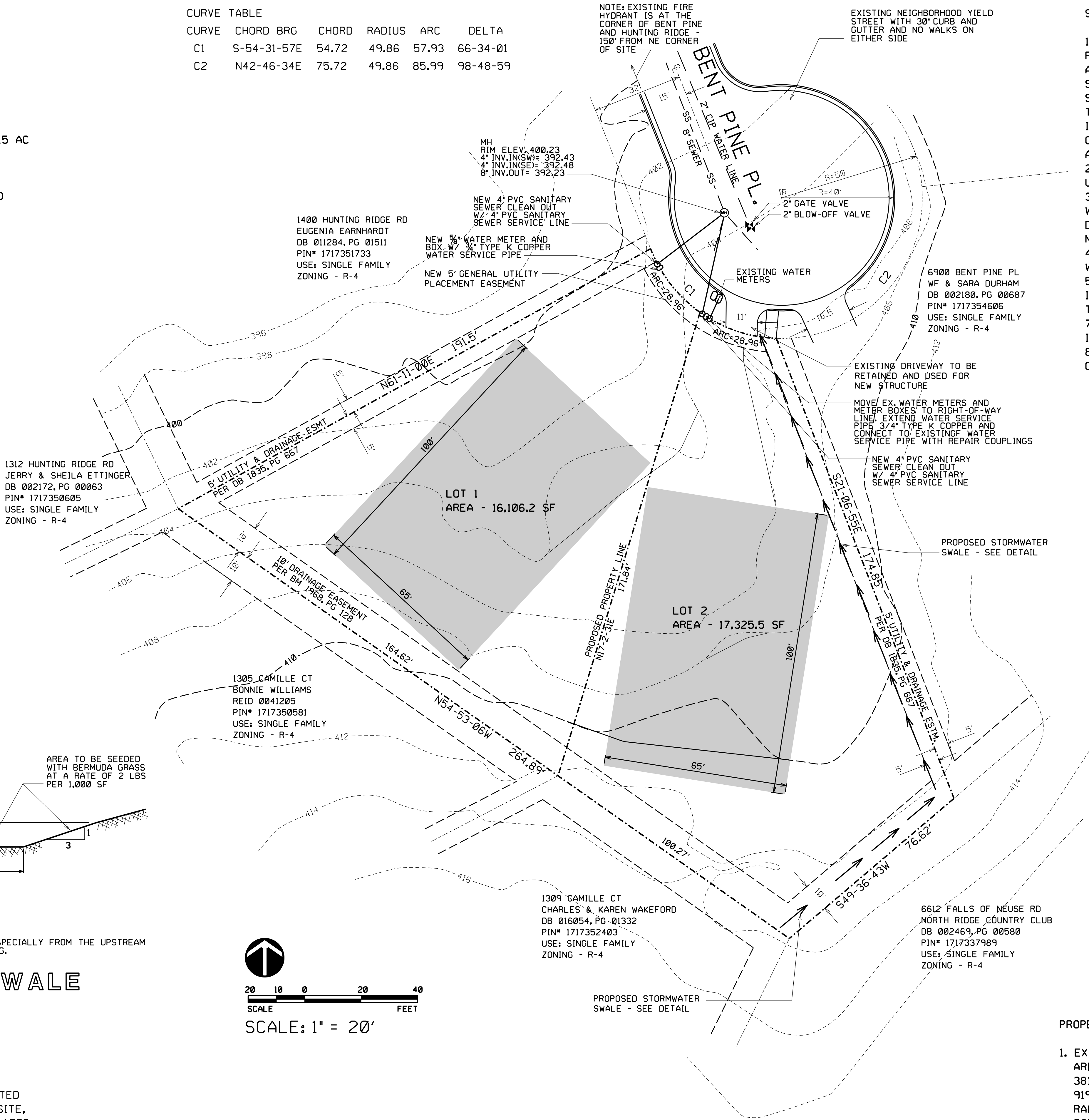
LENGTH = 250' SLOPE = 2.0%  
WATER DEPTH (TEN YR STORM) = 0.53'  
(100 YR STORM) = 0.74'

NOTE:  
AT LEAST ONCE ANNUALLY, REMOVE EXCESS SEDIMENT, ESPECIALLY FROM THE UPSTREAM  
EDGE, TO MAINTAIN THE ORIGINAL CONTOURS AND GRADING.

STORM WATER SWALE  
NTS

UTILITY NOTE:

AN EXISTING CLEAN-OUT COULD NOT BE LOCATED  
ON THE SITE. DURING DEVELOPMENT OF THE SITE,  
THE EXISTING CLEANOUT IS TO BE FIELD LOCATED  
AND ABANDONED AS PER CORPUD STANDARDS. PLEASE  
SEE THE DETAILS SHEET 'NOTES FOR ABANDONING  
EXISTING SERVICES'.  
EXISTING SANITARY SERVICES SHALL BE ABANDONED AT TAP  
(MAIN) AND REMOVED FROM RIGHT OF WAY OR EASEMENT -  
SEE PU HANDBOOK PG 67 & PG 125.



SITE NOTES:

- PER SECTION 9.2.2.A.2.b.1 SUBJECT TO 4.a OF PART 10A RALEIGH UNIFIED DEVELOPMENT ORDINANCE, THESE LOTS ARE EXEMPT FROM ACTIVE STORMWATER MEASURES AND SUBJECT TO FURTHER REVIEW UPON PLACEMENT OF IMPERVIOUS SURFACE AREAS.  
THE TOTAL AREA TO BE DISTURBED WITH BOTH LOTS COMBINED IS TO BE LIMITED TO 12,000 SF. UNDER SECTION 9.4.6 OF THE UDO, IF THE AREA OF DISTURBANCE EXCEEDS 12,000 SF A MASS GRADING PERMIT WILL BE REQUIRED.
- THE SITE IS 0.767 ACRES. UNDER SECTION 9.1.3 OF THE UDO NO TREE CONSERVATION PLAN WILL BE REQUIRED.
- EXISTING HOUSE, WALKS, POOL AND DRIVEWAY STRUCTURES WILL BE REMOVED PRIOR TO ANY SUBDIVISION OF LAND. THE DEMO BUILDING PERMIT NUMBER SHALL BE SHOWN ON ALL MAPS FOR RECORDING.
- ALL CONSTRUCTION IS TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH AND/OR NCDOT STANDARDS.
- THE DEVELOPER IS RESPONSIBLE FOR THE INSTALLATION OF ALL UTILITY LINES NECESSARY TO PROVIDE SERVICE TO THESE SITES.
- THE IMPERVIOUS SURFACE AREA LIMITATIONS SHALL BE INDICATED ON THE RECORDED PLAT FOR EACH LOT.
- NO RIGHT OF WAY DEDICATION OR SIDEWALK FEE-IN-LIEU OR CONSTRUCTION IS REQUIRED BY THE CITY.

- LEGEND:
- EXISTING TOPOGRAPHY
  - 18" STORMWATER DRAIN LINE
  - SANITARY SEWER LINE
  - PROPERTY LINE
  - CLEANOUT
  - WATER METER
  - WATER VALVE
  - MAN HOLE
  - EXISTING RIGHT OF WAY
  - PROPOSED GRADING

PROPERTY NOTES:

- EXISTING BOUNDARY AND SITE ELEMENTS AND INFORMATION ARE BASED ON A PLOT PLAN BY TERRESTRIAL SURVEYING PC 3813 WOODOWL DR., RALEIGH, NC 27613, PHONE NUMBER: 919 219-4278, ENTITLED 'EXEMPT SUBDIVISION PREPARED FOR RALEIGH CUSTOM HOMES' AND DATED 8-18-17. TOPOGRAPHIC INFORMATION IS BASED ON WAKE COUNTY GIS.
- ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH &/OR NCDOT STANDARDS AND SPECIFICATIONS.
- UTILITY DESIGN IS TAKEN FROM A DOCUMENT ISSUED AND SEALED BY SEAN MCLEAN NC PE 027840 ON DEC. 6, 2017.

THIS DOCUMENT, INCLUDING THE COVER SHEET AND DESIGN, IS THE PROPERTY OF RALEIGH CUSTOM HOMES. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. NO PART OF THIS DOCUMENT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF RALEIGH CUSTOM HOMES.

**RWH, P.A.**  
Engineering & Planning  
101 W. Main St., Suite 202  
Cary, NC 27529  
Phone (919) 779-4054  
Fax (919) 779-4056

**ALISON A. POCKAT, ASLA**  
LANDSCAPE ARCHITECT  
LAND PLANNER  
(919) 363-4415  
106 STEEPBANK DRIVE  
CARY, NC 27518

**DESIGNED:** AAP  
**DRAWN:**  
**APPROVED:**

**PROJECT** 17013

**NORTH RIDGE BENT PINE SUBDIVISION**  
6901 BENT PINE PLACE, RALEIGH, NC

**RALEIGH CUSTOM HOMES**  
6736 FALLS OF NEUSE RD., SUITE 300  
RALEIGH, NC 27615

NO.	DATE	REVISIONS
1	2.5.18	RALEIGH REVIEW COMMENTS
2	3.26.18	RALEIGH REVIEW COMMENTS

**SCALE:** 1"=20'  
**DATE:** NOV. 30, 2017  
**SHEET NO.:**  
**SUBDIVISION PLAN**  
**SP-1**  
**SEQUENCE NO. 3 OF 4**